



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **PM-3**

April 3, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**CAROLYN ROSAS PARK COMMUNITY FITNESS CENTER ADDITION
APPROVE APPROPRIATION ADJUSTMENT
APPROVE TOTAL PROJECT BUDGET
AWARD CONSTRUCTION CONTRACT – SPECS. 6758; C.P. 69480
SUPERVISORIAL DISTRICT 4
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Approve the enclosed Appropriation Adjustment to increase project funding by \$504,000 to fully fund the total project budget.
2. Approve the \$2,291,000 total project budget for the Carolyn Rosas Park Community Fitness Center Addition project, and authorize the Director of Public Works to carry out the project.
3. Find that G.B. Construction, Inc., is the apparent lowest responsible and responsive bidder, and award a Construction Contract for the Carolyn Rosas Park Community Fitness Center Addition project subject to the satisfactory and timely receipt by the County of acceptable Faithful Performance and Payment for Labor and Materials Bonds and evidence of required contractor insurance.

4. Delegate the Director of Public Works the authority to determine, in accordance with the applicable Contract and bid specifications, whether the contractor has satisfied the above conditions for Contract award; authorize the Director to execute the Construction Contract, in the form previously approved by County Counsel, to G.B. Construction for \$1,519,000; and to establish the effective date of the Construction Contract if the Director determines that the above conditions have been satisfied.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approving the recommended actions will award a Contract for construction of the Carolyn Rosas Park Community Fitness Center Addition project.

The Carolyn Rosas Park Community Fitness Center is located in a neighborhood park in Rowland Heights. Park attendance is estimated at 164,000 visits per year, which supports the community's request for the multipurpose community fitness center addition at the park.

The project consists of constructing a 2,500-square-foot multipurpose building with an exercise room, snack preparation room, and office. The project also includes an outdoor exercise area of 1,700 square feet, new landscaping, and restriping the parking lot.

On December 5, 2006, your Board adopted plans and specifications for the project and instructed the Executive Officer of the Board to advertise for construction bids. On January 8, 2007, eight bids were received.

We recommend that your Board award the Construction Contract to the apparent lowest responsible bidder, G.B. Construction, with a \$1,519,000 base bid. Public Works reviewed the baseline construction schedule and finds it acceptable. The \$3,500 cost of the Consultant Services Agreement with G.B. Construction for preparation of the schedule will be subtracted from its total lump sum bid as described in the Instructions to Bidders.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Service Excellence and Fiscal Responsibility as these actions will provide improved facilities to serve the community's demands and increase the County's investment in public park space.

FISCAL IMPACT/FINANCING

The recommended Construction Contract with G.B. Construction is for \$1,519,000. In addition, 10 percent of the Contract amount is allocated for Change Orders in the project budget.

The revised \$2,291,000 total project budget is based on the \$1,519,000 low bid amount, which is less than the anticipated \$2,308,400 total project budget presented to your Board on December 5, 2006. The revised total project budget includes plans and specifications, plan check, construction, Civic Art allocation, consultant services, miscellaneous expenditures, and County services. The project is currently funded from the 2002 Resources Bond Act (Proposition 40 Frommer) for \$1,687,000 and Park In-Lieu Fees (PPA #10) for \$100,000. The enclosed Appropriation Adjustment provides an additional \$504,000 to fully fund the total project budget (C.P. 69480) by transferring State Proposition 12 Roberti-Z'berg-Harris from Manzanita Park Play Area (\$149,000, C.P. 69452) and from Gloria Heer Park Play Area (\$7,000, C.P. 69342) and by adding \$348,000 from Park In-Lieu Fees Designation for Program Expansion and allocated to Park Planning Area No. 10. The Park In-Lieu Fees are currently budgeted in Designation for Program Expansion; therefore, four votes are required to allocate the funds to the project.

The Project Schedule and Budget Summary are shown in Enclosure A.

Operational Financing

Based upon current salary and employee benefit costs, Parks and Recreation anticipates one-time, startup costs of approximately \$74,000 for furnishings, appliances, computer network equipment, and recreation equipment and supplies. Parks and Recreation requested an additional \$51,000 in estimated ongoing operational and maintenance funding, including \$43,000 for salaries and employee benefits for maintenance and recreation staff and \$8,000 for utilities, maintenance, and recreation supplies.

The Chief Administrative Office is currently reviewing the operating cost estimates and will work with Parks and Recreation to determine appropriate operating requirements and available funding. Based on the current project schedule, one-time and ongoing operating costs would be incurred beginning in Fiscal Year 2007-08.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination,

renegotiation, and hiring qualified displaced County employees will be included in the Contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the Contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for Contract award, G.B. Construction is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

As required by your Board, the project cost includes 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted on December 7, 2004.

G.B. Construction is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

On January 13, 2004, your Board found the proposed project to be categorically exempt under the California Environmental Quality Act (CEQA) in accordance with the State CEQA.

CONTRACTING PROCESS

On December 5, 2006, your Board adopted plans and specifications for the project at an estimated \$1,630,450 construction cost, and instructed the Executive Officer of the Board to advertise for construction bids. On January 8, 2007, eight bids were received. G.B. Construction with a bid of \$1,519,000 was the apparent lowest responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

The Honorable Board of Supervisors
April 3, 2007
Page 5

G.B. Construction's good faith effort Community Business Enterprises participation and 3-year contracting history with the County are on file with Public Works.

As requested by your Board on February 3, 1998, this Contract opportunity was listed on the Doing Business with Us website.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Although available park space will decrease, there will be no negative impact on current County services or projects during the performance of the recommended services. The park is currently operational and construction activities will be coordinated with the park facility to limit construction impacts to community park use and maintain safe public access during construction.

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

RUSS GUINEY
Director of Parks and Recreation

MG:ma
U:\pmd\sheriff\Parks\Carolyn Rosas\BL\Award Construction 012907.doc

Enc. 3

cc: Auditor-Controller
County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

April 3, 2007

ENCLOSURE A

**CAROLYN ROSAS PARK COMMUNITY FITNESS CENTER ADDITION
APPROVE APPROPRIATION ADJUSTMENT
APPROVE TOTAL PROJECT BUDGET
AWARD CONSTRUCTION CONTRACT – SPECS. 6758; C.P. 69480**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Project Program	05/09/06*
Design	
Contract Execution	01/24/06*
Construction Document Submittal	08/06/06*
Jurisdictional Approval	11/21/06*
Construction Bid and Award	04/03/07
Construction	
Substantial Completion	11/27/07
Acceptance	12/28/07

* Indicates completed activities.

II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget
Land Acquisition	0
Construction	
(a) Construction	\$ 1,519,000
(b) Change Orders	\$ 151,900
(c) Utility Connection Fees	\$ 15,190
(d) Civic Art	\$ 16,765
Construction Subtotal	\$ 1,702,855
Equipment/Telecommunication Control	0
Plans and Specifications	\$ 157,473
Consultant Services	\$ 46,500
Miscellaneous Expenditures	\$ 7,810
Jurisdictional Reviews and Plan Check	\$ 15,700
County Services	\$ 360,662
TOTAL	\$ 2,291,000

April 3, 2007

ENCLOSURE B

**CAROLYN ROSAS PARK COMMUNITY FITNESS CENTER ADDITION
APPROVE APPROPRIATION ADJUSTMENT
APPROVE TOTAL PROJECT BUDGET
AWARD CONSTRUCTION CONTRACT – SPECS. 6758; C.P. 69480**

The Carolyn Rosas Park Community Fitness Center is located in a neighborhood park in Rowland Heights. Park attendance is estimated at 164,000 visits per year, which supports the community's request for the multipurpose community fitness center addition at the park.

The project consists of constructing a 2,500-square-foot multipurpose building with an exercise room, snack preparation room, and office. The project also includes an outdoor exercise area of 1,700 square feet, new landscaping, and restriping the parking lot.

Bid Opening Date: January 8, 2007

Bid Summary:

Firm Name	Base Bid	Other Factors *	Preference **	Total
G.B. Construction, Inc.	\$1,519,000	\$16,500	(\$ 50,000)	\$1,485,500
Abeam Construction	\$1,628,000	\$12,000	(\$ 50,000)	\$1,590,000
Tek Up Construction	\$1,594,602	\$20,400		\$1,615,002
TLD Construction	\$1,585,700	\$55,500		\$1,641,200
Novus	\$1,743,000	\$ 9,000	(\$ 50,000)	\$1,702,000
AWI Builders	\$1,791,911	\$15,000	(\$ 50,000)	\$1,756,911
Trimax	\$1,770,000	\$12,000		\$1,782,000
Adams/Mallory	\$1,958,057	\$18,000		\$1,976,057

* The formula for determining the low bid was the summation of the base bid and other factors. The other factors were requested to assist in managing the project and included 30 days of proposed extended overhead.

** Local Small Business Preference for firms certified by the Office of Affirmative Action Compliance at the time of bid.

Financial Information:

The Construction Contract will be issued to G.B. Construction for its base bid amount of \$1,519,000.

ENCLOSURE C

**BOARD OF
SUPERVISORS
OFFICIAL COPY**

76R 352M 11/83

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

Dept's
No. 600

DEPARTMENT OF PARKS AND RECREATION

March 16, 2007

AUDITOR-CONTROLLER

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

4-VOTE MATTER

Fiscal Year 2006-07

SEE ATTACHED

JUSTIFICATION: Adjustment is necessary to increase the revenue and appropriation in order to provide sufficient funds to award the construction contract to G.B. Construction, Inc., for Carolyn Rosas Park Community Fitness Center Addition.

Teresa Lam, Accounting Officer III

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF
ADMINISTRATIVE OFFICER FOR --

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER

BY

NO: _____

20

APPROVED AS REQUESTED

AS REVISED

20

CHIEF ADMINISTRATIVE OFFICER

APPROVED (AS REVISED):
BOARD OF SUPERVISORS

20

BY

DEPUTY COUNTY CLERK

SEND 5 COPIES TO THE AUDITOR-CONTROLLER

**CAROLYN ROSAS PARK COMMUNITY FITNESS CENTER ADDITION
APPROVE APPROPRIATION ADJUSTMENT
APPROVE TOTAL PROJECT BUDGET
AWARD CONSTRUCTION CONTRACT – SPECS. 6758; C.P. 69480**

FINANCIAL SOURCES:

Department of Parks & Recreation
Capital Project/Refurbishments
Gloria Heer County Park (4)
Play Area Replacement
Rev.: State Proposition 12 Roberti-Z'Berg-Harris 7,000
A01-CP-88-882A-65043-69342
Decrease Revenue

Department of Parks & Recreation
Capital Project/Refurbishments
Manzanita County Park (4)
Play Area Replacement
Rev.: State Proposition 12 Roberti-Z'Berg-Harris 149,000
A01-CP-88-882A-65043-69452
Decrease Revenue

Department of Parks & Recreation
Capital Project/Refurbishments
Carolyn Rosas Park Community (4)
Fitness Center Addition
Rev.: State Proposition 12 Roberti-Z'Berg-Harris 156,000
A01-CP-88-882A-65043-69480
Increase Revenue

Department of Parks and Recreation
Capital Project/Refurbishments
Carolyn Rosas Park Community (4)
Fitness Center Addition
A01-CP-92-R401-65043-69480
Rev.: Charges for Services Quimby/CP 348,000
Increase Revenue

Department of Parks and Recreation
Capital Project/Refurbishments
Park In-Lieu Fees Special Fund
J06-3017
Designation for Program Expansion
Decrease Designation 348,000

1,008,000

FINANCIAL USES:

Department of Parks & Recreation
Capital Projects/Refurbishments
Gloria Heer County Parks (4)
Play Area Replacement
Rev.: State Proposition 12 Roberti-Z'Berg-Harris
A01-CP-6014-65043-69342
Fixed Assets- B & I 7,000
Decrease Appropriation

Department of Parks and Recreation
Capital Projects/Play Area Replacement
Manzanita County Park (4)
Play Area Replacement
Rev.: State Proposition 12 Roberti-Z'Berg-Harris
A01-CP-6014-65043-69452
Fixed Assets – B & I 149,000
Decrease Appropriation

Department of Parks and Recreation
Capital Project/Refurbishments
Carolyn Rosas Park Community (4)
Fitness Center Addition
Building & Improvement
A01-CP-6014-65043-69480
Fixed Assets – B & I 156,000
Increase Appropriation

Department of Parks and Recreation
Capital Project/Refurbishments
Carolyn Rosas Park Community (4)
Fitness Center Addition
A01-CP-6014-65043-69480
Fixed Assets – B & I 348,000
Increase Appropriation

Department of Parks and Recreation
Capital Project/Refurbishments
Park In-Lieu Fees Special Fund
J06-PK-65011-5500
Other Charges
Increase Appropriation 348,000

1,008,000

Justification: Adjustment is necessary to increase the revenue and appropriation in order to provide sufficient funds to award the construction contract to G.B. Construction, Inc., for Carolyn Rosas Park Community Fitness Center Addition.